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Development Policy Manager  
Development Services  
Warwick District Council  
Riverside House  
Milverton Hill  
Leamington Spa  
CV32 5QH



3<sup>rd</sup> August 2013

Dear Sir,

While viewing the many objections to the Local Plan I noted in particular Representation 49041 (Quadrant Land PLC) represented by Harris Lamb. In this they request that Land at Stratford Road be re-allocated for Employment /Commercial use. They also state that the land is "suitable and there are no Physical or Environmental reasons to prevent development." I appreciate that the representation was made July 2012, however for future reference I cannot leave unchallenged this statement.

As you will be aware the land in question on the North side of the Farm track has been lowered by approx 1.5 metres and the stream bank removed. There are now one large and one small dry ponds which take up the excess water when the stream (as has happened Three times since last Summer) overflows it's banks. Completely filling the majority of the field.

There are also two large drains through the Farm Track allowing flood water to pass into the South side of the Farm track (as has happened twice since last Summer) This flood then rejoins the stream further down, but covers a large area of the field in so doing.

Gog brook further up it's course alongside Aylesford School has been massively deepened and both the Stratford and Farm Bridges have been greatly enlarged. All these measures, which I fully approve of, are not only to meet the current Flood but also in anticipation of the increased drainage load from further developments near Aylesford School/Chase Meadows.

The land in question is therefore not suitable or available for Development. It is on a known flood plain, and now forms a major part of the Gog/Fisher Brook flood defence. It is currently being cultivated on the larger North side of the Farm track, while the South side has been planted as an Ecology Area.

Regarding the area as a whole, this forms part of the Cordon Sanitaire surrounding the Sewage Works. As a long suffering resident I can vouch that the need for this is as great as ever especially during the recent hot spell.

It would appear that the Application in question is ill-conceived , based on a total lack of knowledge of the area, and is an attempt to use the Local Plan as a way to force through development of this land.

I trust that any such Proposal will be firmly rejected.

Yours Sincerely



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| WDC PLANNING              |
| Ref                       |
| Officer                   |
| 16 <sup>th</sup> AUG 2013 |
| SCANNED                   |
| CC CR PD MA               |
| PRE GEN DIS               |